

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	Mod2023/0397
<b>Proposed Development:</b>	Modification of Development Consent DA2021/2257, approved by the Land and Environment Court for alterations and additions to an existing building to comprise shop top housing and strata-subdivision.
<b>Date:</b>	17/08/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 1 DP 1280856 , 42 North Steyne MANLY NSW 2095

### Reasons for referral

This application seeks consent for large/and or industrial development.

And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

### Officer comments

#### General Comments

This modification application seeks consent to amend the Land and Environment Court determination, dated 20 September 2022, which approved 'alterations and additions to an existing hotel, including the construction of a shop top housing development and strata subdivision' (DA Ref 2021/2257) at 75 The Corso & 42 North Steyne, Manly.

The modifications proposed in this application are described in detail in Section 4 and generally include:

- Demolition plan changes to satisfy new BCA requirements
- Internal layout changes
- Minor design changes
- Subdivision

Renzo Tonin and Associates have addressed potential noise impacts that may occur due to the new modifications. The report has stated;

*With this ceiling treatment, and with the acoustic treatments already detailed in the Original Acoustic Report, there will be no change in the noise impacts (either on 42 North Steyne itself, or on surrounding development).*

Environmental Health recommends approval subject to conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Environmental Investigations Conditions:**

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

**Acoustic Treatment**

Prior to the issue of a Construction Certificate, documentation is to be submitted to the Principal Certifying Authority that a double layer ceiling that has been recommended in the Original Acoustic Report dated 28 October 2021, has been applied to the new ground floor kitchen area.

Reason: To ensure the noise amenity of the surrounding area